134.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,424,000 / 1,424,000
					USE VALUE:	1,424,000 / 1,424,000
					ASSESSED:	1,424,000 / 1,424,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHN KENNETH E
Owner 2:	BEISER ALEXA S
Owner 3:	
Street 1:	110 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,559 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 3336 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13559.000	679,900		744,100	1,424,000
Total Card	0.311	679,900		744,100	1,424,000
Total Parcel	0.311	679,900		744,100	1,424,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.86 | /Parcel: 426.8

Legal Description

User Acct

86203

GIS Ref

GIS Ref

Insp Date

11/20/08

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0002-0003.0

!10442!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	678,900	0	13,559.	744,100	1,423,000	1,423,000	Year End Roll	12/18/2019
2019	101	FV	498,800	0	13,559.	785,400	1,284,200	1,284,200	Year End Roll	1/3/2019
2018	101	FV	498,800	0	13,559.	578,700	1,077,500	1,077,500	Year End Roll	12/20/2017
2017	101	FV	498,800	0	13,559.	553,900	1,052,700	1,052,700	Year End Roll	1/3/2017
2016	101	FV	498,800	0	13,559.	512,600	1,011,400	1,011,400	Year End	1/4/2016
2015	101	FV	486,800	0	13,559.	429,900	916,700	916,700	Year End Roll	12/11/2014
2014	101	FV	486,800	0	13,559.	420,000	906,800	906,800	Year End Roll	12/16/2013
2013	101	FV	486,800	0	13,559.	400,200	887,000	887,000		12/13/2012

PRINT

Date	Time
12/11/20	00:44:45

LAST REV

Date	Time
01/25/18	18:48:28

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OGILVIE FRANCIS	28957-53		8/12/1998		565,000	No	No		Y

USER DEFINED

Prior Id # 1:	86203
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/1998	688	Manual	1,650	C				TEMPORARY TENTS
8/17/1994	421	Manual	800	C				ROOF
3/8/1994	52	Manual	4,600	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2008	Meas/Inspect	355	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13559		Sq. Ft.	Site		0	90.	0.61	10									744,096						744,100	

Total AC/HA: 0.31127 | Total SF/SM: 13559 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 744,096 | Spl Credit | Total: 744,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	red		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96474814
Const Adj.:	1.06079388
Adj $ / SQ:	127.925
Other Features:	129500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	835293
Depreciation:	155365
Depreciated Total:	679929

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

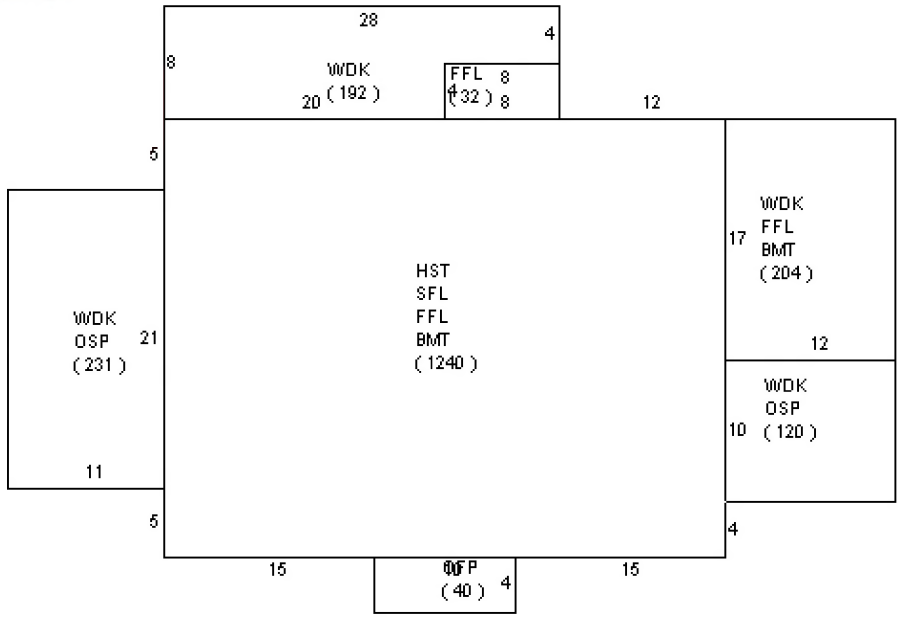
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.14
Special Features:	0	Val/Su Net:	114.89
Final Total:	679900	Val/Su SzAd	203.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,476	127.920	188,817
BMT	Basement	1,444	38.380	55,417
SFL	Second Floor	1,240	127.920	158,627
WDK	Deck	747	7.780	5,815
HST	Half Story	620	127.920	79,313
OSP	Screen Porch	351	24.740	8,683
OFP	Open Porch	40	46.670	1,867
	Net Sketched Area:	5,918	Total:	498,539
Size Ad	3336	Gross Are	6538	FinArea 3336

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

134.0-0002-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	